



INDURENT

PARK ETRURIA VALLEY

ST1 5FG

///DRIVEN.CIGAR.LOOSE



BREEAM
Very Good.



EPC A+ rating.

10 BRAND NEW WAREHOUSE UNITS

UNITS RANGING FROM
4,461 SQ FT - 12,649 SQ FT
(414 SQ M - 1,175 SQ M)

Available from August 2026

Warehousing that Works.

High performance space for your business.

The units provide modern industrial accommodation with 8m clear eaves, offering excellent internal volume and operational flexibility. Ground floor office accommodation is incorporated, alongside WC and kitchenette facilities, making the space immediately occupiable. The properties benefit from a goods loading door and first floor concrete mezzanine.

The estate is strategically located adjacent to the new Etruria Valley Link Road, offering direct access to the A500 which in turn provides direct links to M6 Junctions 15 and 16, and excellent connectivity across the Stoke-on-Trent and Newcastle-under-Lyme conurbation.



Direct access to A500.



Parking on site.



Estate wide CCTV.



PV solar panels.

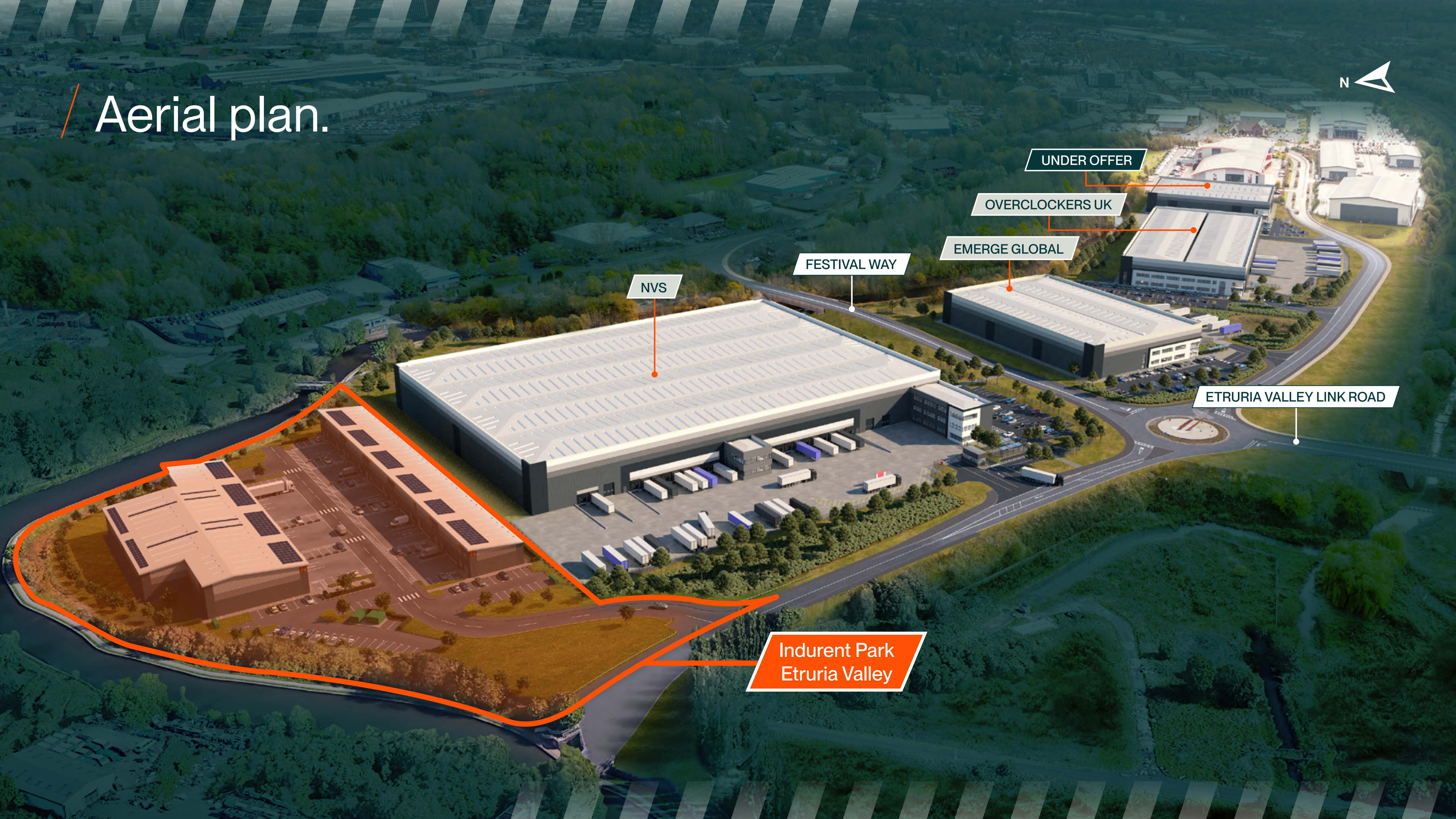


BREEAM Very Good.



EPC A+ rating.

/ Aerial plan.



NVS

FESTIVAL WAY

UNDER OFFER

OVERCLOCKERS UK

EMERGE GLOBAL

ETRURIA VALLEY LINK ROAD

Indurent Park
Etruria Valley



/ Specification.



Clear internal height of 8m.



3 phase power and 10% roof lights.



Electric roller shutter doors.



Floor loading of up to 50 kN sqm.



Concrete warehouse mezzanine,
fitted office and kitchenette.

You're well-connected.

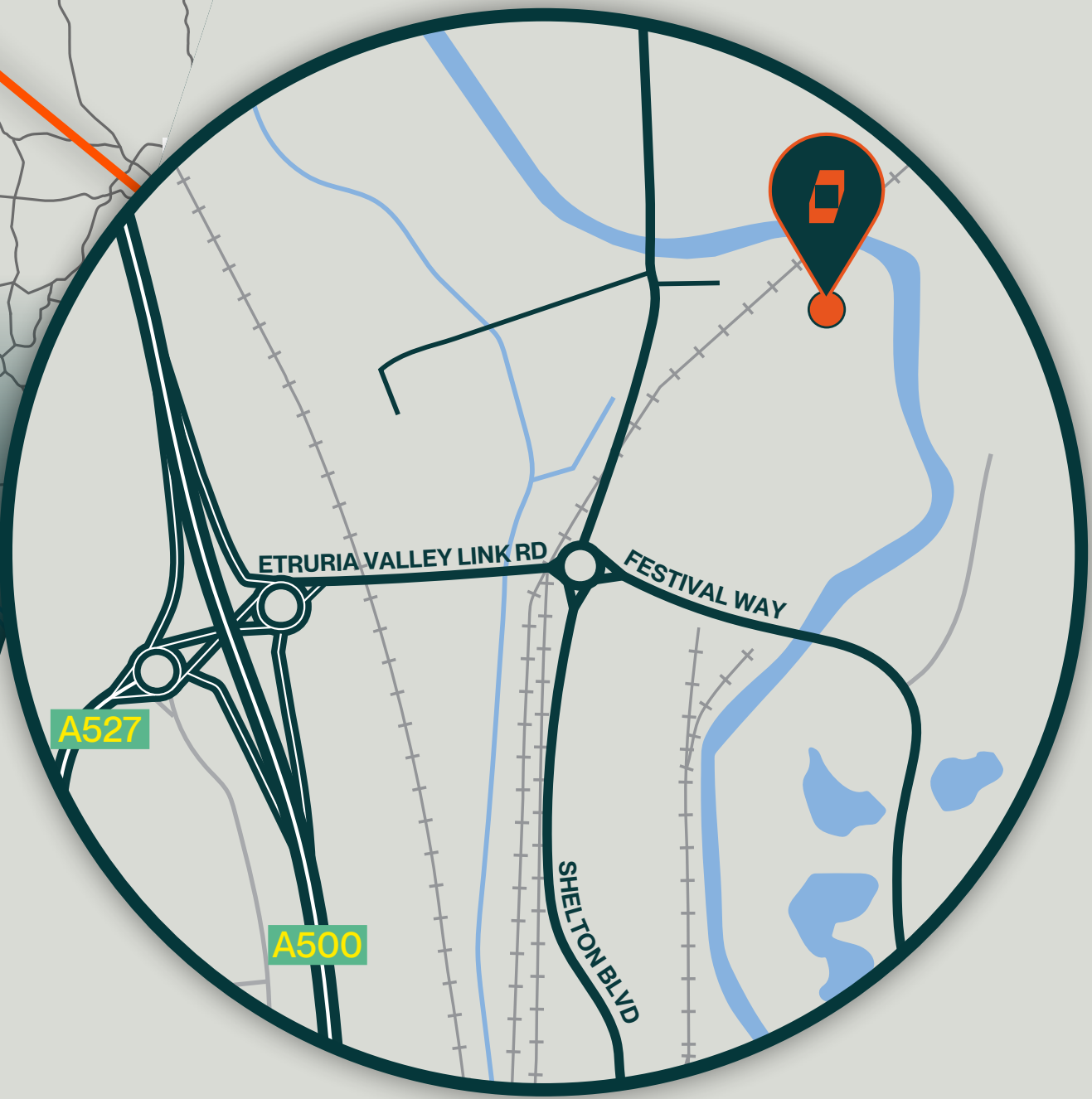
 RAIL STATIONS	MILES
STOKE-ON-TRENT TRAIN STATION	2
MANCHESTER PICCADILLY RAILWAY STATION	43
BIRMINGHAM NEW STREET STATION	49

 CITIES	MILES
STOKE-ON-TRENT	2
MANCHESTER	44
DERBY	47
BIRMINGHAM	47

 MAJOR ROAD LINKS	MILES
A500	0.5
A50	4
A34	5
M6, JUNCTION 15	6
M6, JUNCTION 16	15

 AIRPORTS	MILES
MANCHESTER AIRPORT	36
EAST MIDLANDS AIRPORT	46

Travel times indicative only.



30 minutes
drive time

Population **752,865**

1 hours
drive time

Population **5,935,826**

1.5 hours
drive time

Population **15,352,758**

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Map and population data: smappen
All travel times should be taken as a guide only. Population data taken from 2026.

Etruria Valley of the Ceramic Valley Enterprise Zone

The Ceramic Valley Enterprise Zone in Stoke-on-Trent is a major regeneration project designed to boost economic growth by transforming large areas of brownfield land into modern business sites. Covering around 140 hectares across several key locations along the A500, it aims to attract investment, create thousands of jobs and support industries such as advanced manufacturing and professional services. The zone benefits from excellent transport links and offers incentives like business rate relief, improved infrastructure and access to funding and training, making it an attractive location for new and expanding businesses.



Image of previous Indurent development.

/ KEY DETAILS OF THE RELIEF SCHEME (2026-2031)



BUSINESS RATES.

Up to £100,000 per annum in business rates discounts.



BUSINESSES IN THE AREA.

Available to businesses operating in manufacturing, industrial, professional services, or creative industries.



NEW SPACE.

Be the first occupant of a new space within the designated zone.



EMPLOYMENT GROWTH.

Inward investing firms, or existing North Staffordshire firms who can demonstrate 20% employment growth.



EMPLOYMENT OPPORTUNITIES.

Ceramic Valley Enterprise Zone will help to create up to 9,000 new jobs and use 140 hectares of brownfield land.



SUSTAINABLE ENERGY.

The city has a unique energy offer, with Government investment and private sector interest in the proposed district heat network.

/ Masterplan.



UNIT	TOTAL SIZE
UNIT 1	6,993 SQ FT (650 SQ M)
UNIT 2	12,649 SQ FT (1,175 SQ M)
UNIT 3	12,609 SQ FT (1,171 SQ M)
UNIT 4	4,842 SQ FT (450 SQ M)
UNIT 5	5,697 SQ FT (529 SQ M)
UNIT 6	4,461 SQ FT (414 SQ M)
UNIT 7	5,923 SQ FT (550 SQ M)
UNIT 8	5,742 SQ FT (533 SQ M)
UNIT 9	5,681 SQ FT (528 SQ M)
UNIT 10	5,456 SQ FT (507 SQ M)

Development layout is indicative.

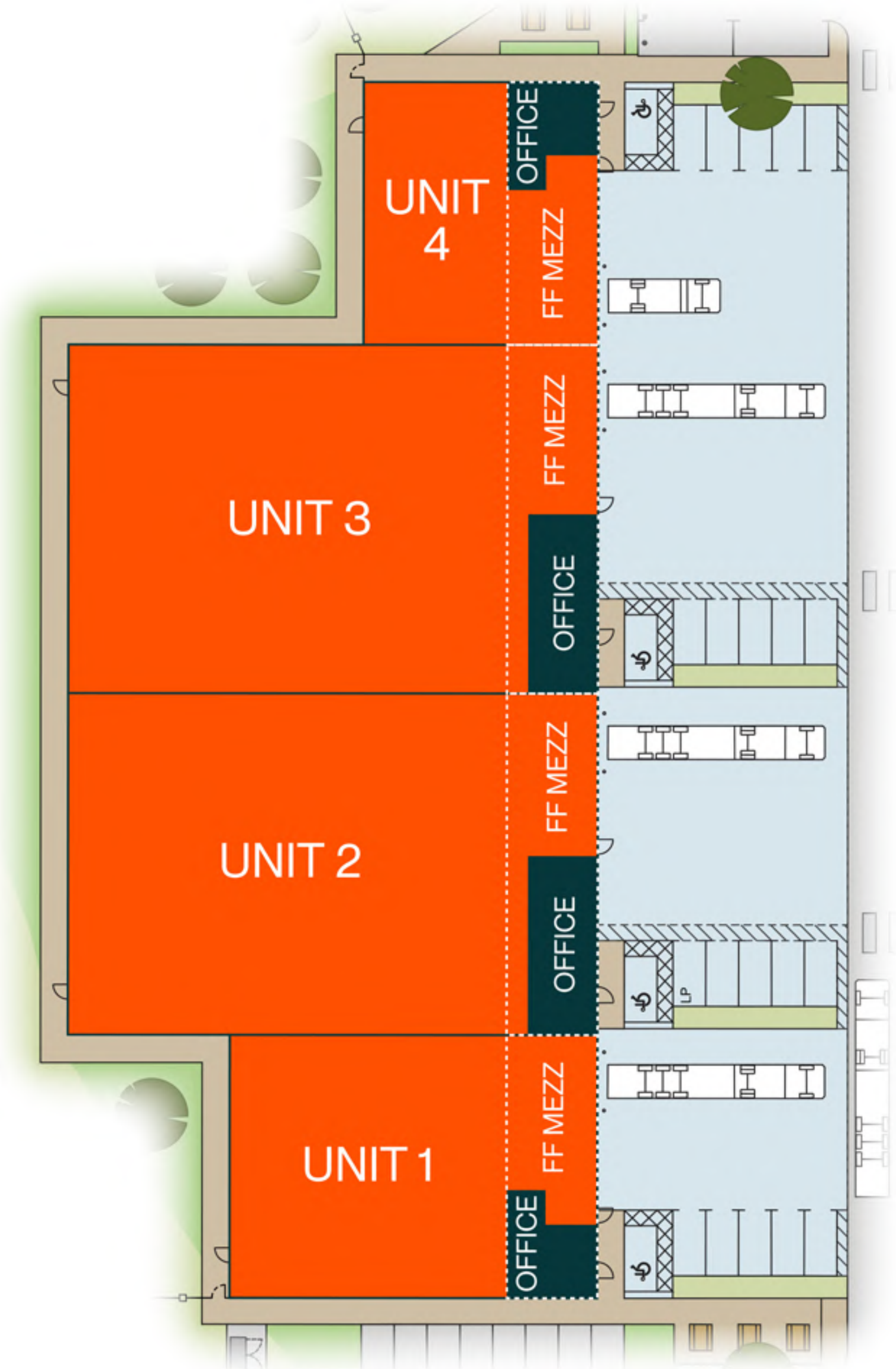


Warehousing that Works.

/ Units 1-4.

	UNIT 1	UNIT 2	UNIT 3	UNIT 4
WAREHOUSE	5,091 SQ FT	10,057 SQ FT	10,015 SQ FT	2,940 SQ FT
OFFICE	658 SQ FT	920 SQ FT	920 SQ FT	658 SQ FT
MEZZANINE	1,244 SQ FT	1,672 SQ FT	1,674 SQ FT	1,244 SQ FT
TOTAL	6,993 SQ FT	12,649 SQ FT	12,609 SQ FT	4,842 SQ FT
LEVEL ACCESSING LOADING DOOR	1	1	1	1
HAUNCH HEIGHT	8M	8M	8M	8M

Units available individually or combined.



Development layout is indicative.

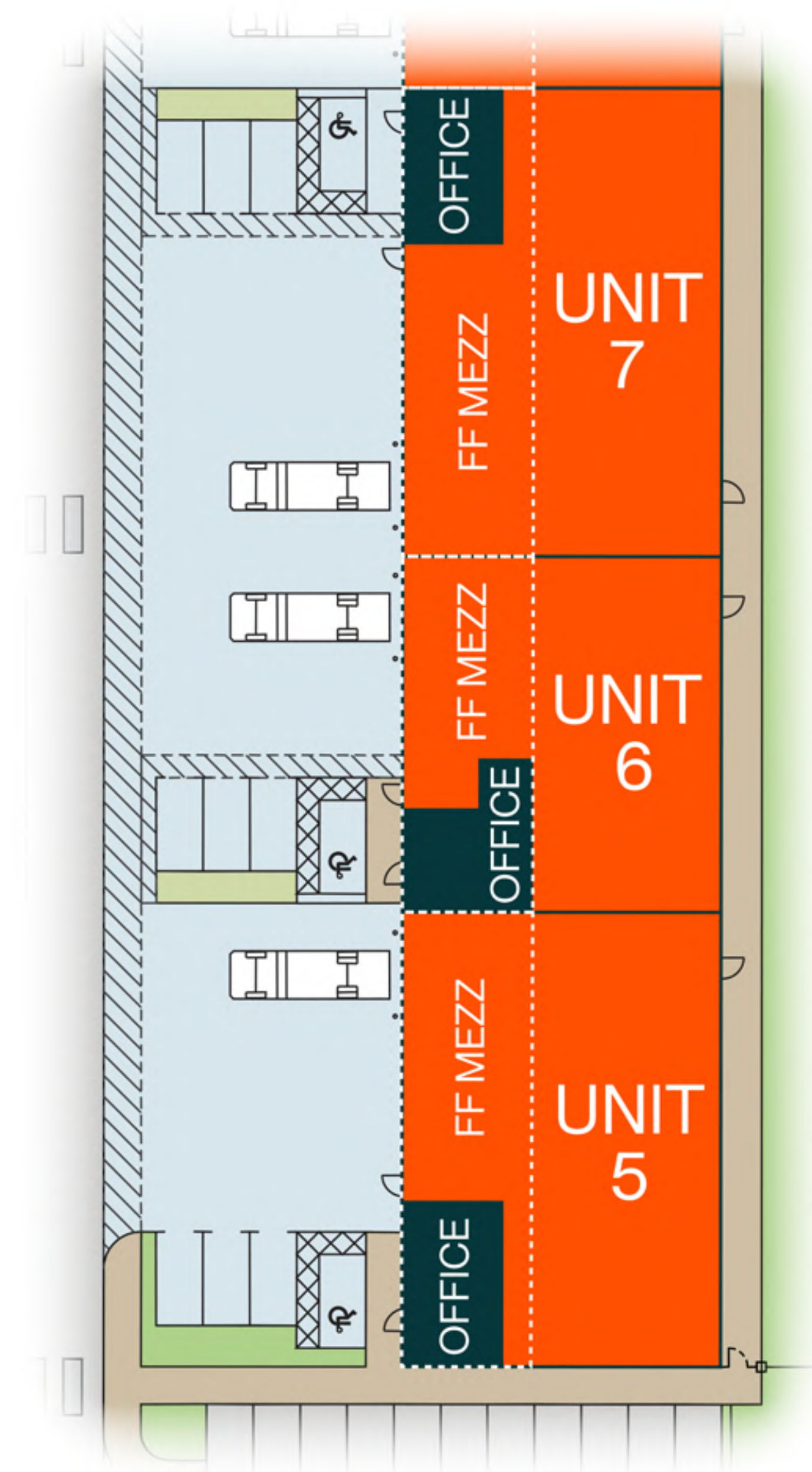


Warehousing that Works.

/ Units 5-7.

	UNIT 5	UNIT 6	UNIT 7
WAREHOUSE	3,499 SQ FT	2,606 SQ FT	3,650 SQ FT
OFFICE	660 SQ FT	670 SQ FT	670 SQ FT
MEZZANINE	1,538 SQ FT	1,185 SQ FT	1,603 SQ FT
TOTAL	5,697 SQ FT	4,461 SQ FT	5,923 SQ FT
LEVEL ACCESSING LOADING DOOR	1	1	1
HAUNCH HEIGHT	8M	8M	8M

Units available individually or combined.

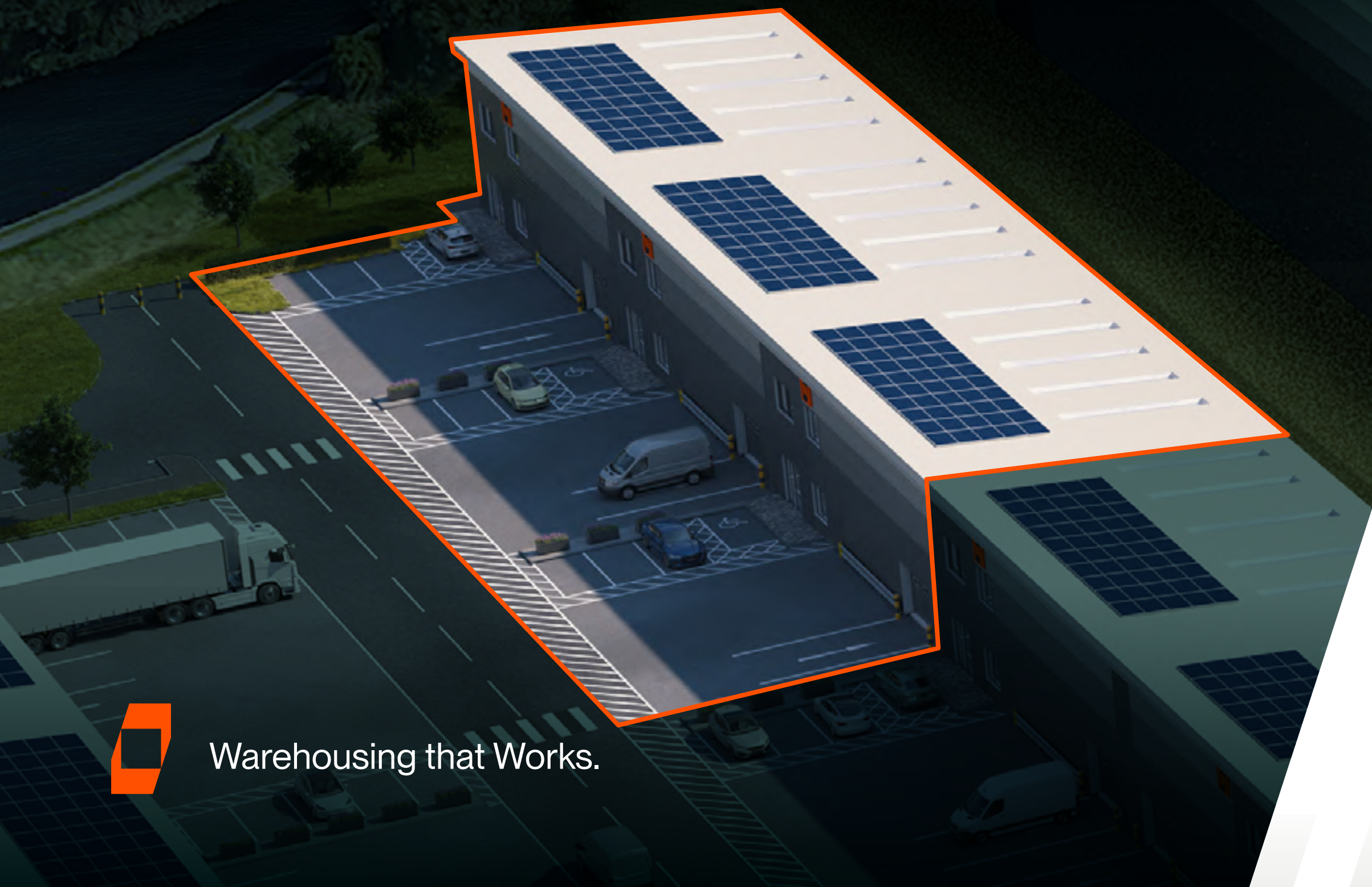


Development layout is indicative.

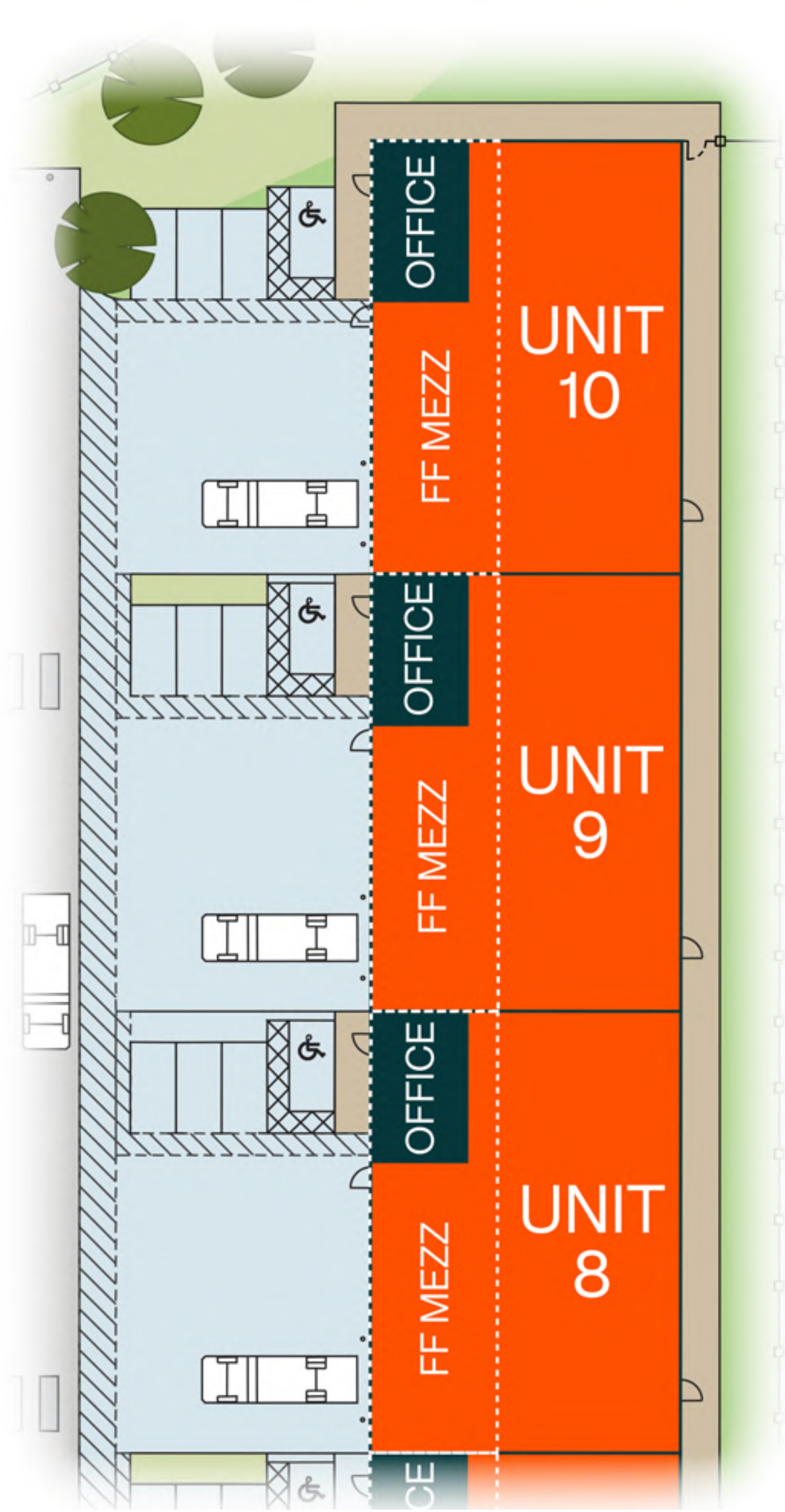
/ Units 8-10.

	UNIT 8	UNIT 9	UNIT 10
WAREHOUSE	3,520 SQ FT	3,476 SQ FT	3,325 SQ FT
OFFICE	670 SQ FT	670 SQ FT	660 SQ FT
MEZZANINE	1,552 SQ FT	1,535 SQ FT	1,471 SQ FT
TOTAL	5,742 SQ FT	5,681 SQ FT	5,456 SQ FT
LEVEL ACCESSING LOADING DOOR	1	1	1
HAUNCH HEIGHT	8M	8M	8M

Units available individually or combined.



Warehousing that Works.



Development layout is indicative.



We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

LET'S TALK



ALICE BOLTON GOUGH

Asset Manager

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Warehousing that Works.



Indicative computer generated image of Indurent Etruria Valley.



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Asset Manager

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Warehousing that Works.

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